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News Release

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Groundbreaking held for Pa'anau Village Phase II

KŌLOA – A groundbreaking ceremony was held today to mark the beginning of construction of a \$13.8 million affordable housing project on the South Shore.

Targeted for completion in May of next year, Pa'anau Village Phase II in Kōloa will add 50 rental units to the island's inventory.

The first phase of the Kōloa housing project was finished in 1994 and roughly 60 families currently reside there.

"We are very pleased that another affordable housing project is coming to fruition," said Mayor Bernard Carvalho, Jr. "This is an example of what can be accomplished when partnerships are formed that aim to meet the housing needs of our workforce."

Approximately 65 people attended the groundbreaking ceremony including representatives of key businesses and organizations involved in the Kōloa housing development: John Frazier, executive director, Kaua'i Housing Development Corp.; Ryan Okahara, Honolulu field office director, U.S. Department of Housing and Urban Development; Brent Herrington, president, Kukui'ula Development Company; Conrad Murashige, president, Shioi Construction, Inc.; Charlene Sohriakoff, vice president, Hawai'i Affordable Properties, Inc.; and Eugene Jimenez, director, Kaua'i County Housing Agency.

“This project is being built at time when many construction workers are in need of jobs, and priority is being given to local Kaua'i workers,” said Frazier.

Even though construction of Pa'anau Village Phase II is just starting, the developer, Kaua'i Housing Development Corp., is already taking names of income-qualified prospective tenants.

Occupancy is restricted to households at or below 60 percent of the Kaua'i median household income limits: one person, \$35,580; two people, \$40,620; three people, \$45,720; four people, \$50,760; five people, \$54,840; and six people, \$58,920.

Applications will be formally accepted early next year, and a lottery will be held to determine who the charter residents will be. An announcement will be made when the dates are confirmed.

The 50-unit rental complex will have a mix of one, two and three bedroom apartments. Three ground level units are designed for mobility- and sensory-impaired tenants, while the remaining first floor apartments are adaptable for the mobility-impaired.

Rents will be \$650, \$750 and \$850 per month.

Pa'anau Village Phase II is considered one of the greenest, least toxic affordable housing projects in the state.

Among the long list of green elements planned for the project are the following: Energy Star appliances and lighting fixtures; solar hot water heating; solar parking lot lighting; water conserving plumbing, including toilets, and showerheads; buildings oriented so each will have natural ventilation; low volatile organic compound (VOC) paints and sealants; recycling area for tenant generated cardboard and other materials; and a photovoltaic system for the community center.

Residents of the Kōloa housing development will also enjoy other amenities including: granite counter tops; a washer and dryer in each unit; ceiling fans in every room; and storage closets on their lāna'i.

In addition, a community center with a meeting/party room and a “tot lot” will be included in Pa'anau Village Phase II.

For more information, please Kaua'i Housing Development Corp. at 245-5937 or the County Housing Agency at 241-4444.

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